174.0	0004	0008.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,124,300	/	1,124,300
USE VALUE:	1,124,300	/	1,124,300
ASSESSED:	1,124,300	/	1,124,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MERRILL MICHAEL W & KRISTEN C
Owner 2:	
Owner 3:	
Street 1:	14 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN CO -
Owner 2:	-
Street 1:	20 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Wood Shingle Exterior and 2784 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	703,200	1,100	420,000	1,124,300
Total Card	0.138	703,200	1,100	420,000	1,124,300
Total Parcel	0.138	703,200	1,100	420,000	1,124,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.84 | /Parcel: 403.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	116056
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0004-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	703,200	1100	6,000.	420,000	1,124,300	1,124,300	Year End Roll	12/18/2019
2019	101	FV	536,300	1100	6,000.	414,000	951,400	951,400	Year End Roll	1/3/2019
2018	101	FV	533,000	3200	6,000.	318,000	854,200	854,200	Year End Roll	12/20/2017
2017	101	FV	533,000	3200	6,000.	300,000	836,200	836,200	Year End Roll	1/3/2017
2016	101	FV	533,000	3200	6,000.	276,000	812,200	812,200	Year End	1/4/2016
2015	101	FV	520,400	3200	6,000.	258,000	781,600	781,600	Year End Roll	12/11/2014
2014	101	FV	389,300	3200	6,000.	237,600	630,100	630,100	Year End Roll	12/16/2013
2013	101	FV	163,500	2100	6,000.	237,600	403,200	403,200		12/13/2012

!13527!

PRINT

Date	Time
12/11/20	03:28:02

LAST REV

Date	Time
04/02/19	13:40:55
apro	
13527	

USER DEFINED

Prior Id # 1:	116056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	1431-89		3/12/2013		840,000	No	No		
CANCELLIERE EUG	1417-140		6/19/2012	Estate/Div	369,000	No	No		
	614-181		10/16/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2012	879	Addition	150,000					ADD FULL 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
7/5/2013	Measured	JBS	JOHN S
6/24/2013	Info Fm Prmt	BR	B Rossignol
3/5/2009	Meas/Inspect	189	PATRIOT
6/28/2004	OWNR INFO	BR	B Rossignol
10/26/2000	Hearing N/C	201	PATRIOT
12/20/1999	Meas/Inspect	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	420,000	Spl Credit		Total:	420,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07067311
Const Adj.:	0.99297005
Adj $ / SQ:	132.893
Other Features:	118476
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707447
Depreciation:	4245
Depreciated Total:	703202

COMMENTS

PRIVATE WAY. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	

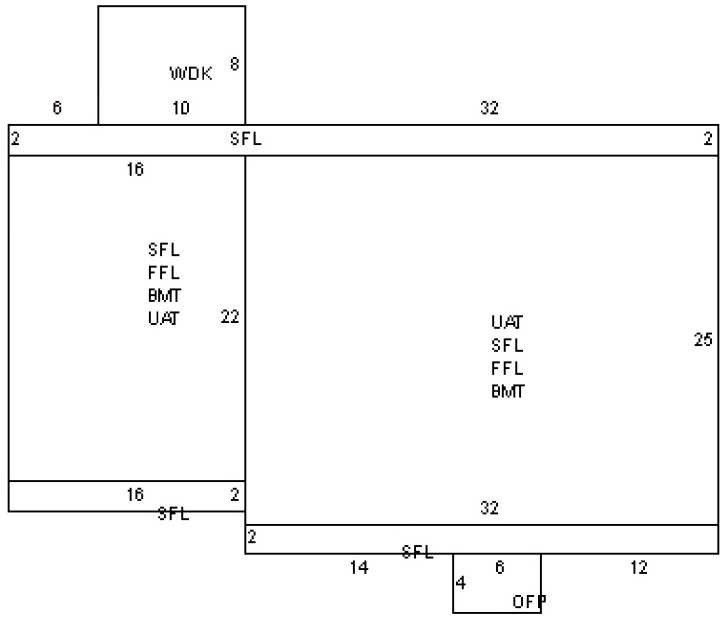
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.75
Special Features:	0	Val/Su Net:	174.06
Final Total:	703200	Val/Su SzAd	281.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,344	132.890	178,609
BMT	Basement	1,152	39.870	45,928
FFL	First Floor	1,152	132.890	153,093
UAT	Upper Attic	288	116.280	33,489
WDK	Deck	80	15.890	1,271
OFP	Open Porch	24	43.690	1,049

Net Sketched Area:	4,040			Total:	413,439
Size Ad	2496	Gross Are	4904	FinArea	2784

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16 x 16	G	GD	2013	4.64	T	3.8	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100